005.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,078,100 / 1,078,100
					USE VALUE:	1,078,100 / 1,078,100
					ASSESSED:	1,078,100 / 1,078,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78	-80	CHANDLER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ORFANOS THEOFANIS & CHRISTINE
Owner 2:	
Owner 3:	
Street 1:	16 MILTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ORFANOS ANDREW -
Owner 2:	-
Street 1:	83 MYRTLE ST
Twn/City:	MELROSE
St/Prov:	MA Cntry:
Postal:	02176

NARRATIVE DESCRIPTION

This parcel contains 5,322 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Clapboard Exterior and 3025 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5322.000	610,600	3,800	463,700	1,078,100
Total Card	0.122	610,600	3,800	463,700	1,078,100
Total Parcel	0.122	610,600	3,800	463,700	1,078,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.40 | /Parcel: 356.4

Legal Description

User Acct 4872

GIS Ref

GIS Ref

Insp Date 06/13/13

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 005.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	610,800	3800	5,322.	463,700	1,078,300	1,078,300	Year End Roll	12/18/2019
2019	104	FV	443,600	3800	5,322.	492,700	940,100	940,100	Year End Roll	1/3/2019
2018	104	FV	443,600	3800	5,322.	359,400	806,800	806,800	Year End Roll	12/20/2017
2017	104	FV	415,900	3800	5,322.	313,000	732,700	732,700	Year End Roll	1/3/2017
2016	104	FV	382,700	3800	5,322.	266,600	653,100	653,100	Year End	1/4/2016
2015	104	FV	341,500	3800	5,322.	260,800	606,100	606,100	Year End Roll	12/11/2014
2014	104	FV	238,300	3800	5,322.	214,500	456,600	456,600	Year End Roll	12/16/2013
2013	104	FV	243,500	3800	5,322.	204,000	451,300	451,300		12/13/2012

!520!

PRINT

Date	Time
12/10/20	16:17:53

LAST REV

Date	Time
07/28/20	14:06:12

mmcmakin

520

USER DEFINED

Prior Id # 1:	4872
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ORFANOS ANDREW,	63056-502		12/13/2013	Convenience	1	No	No		
BOGNANNI PAULIN	59418-319		6/29/2012	Estate/Div	350,000	No	No		
BOGNANNI PHILIP	27122-379		3/11/1997	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2012	1311	Redo Kit	48,000	C				
10/12/2012	1310	Redo Kit	48,000	C				
10/19/2006	903	Manual	10,000			G8	GR FY08	RE BUILD EXISTING

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2016	Permit Visit	PT	Paul T
6/13/2013	Measured	JBS	JOHN S
4/18/2013	Info Fm Prmt	EMK	Ellen K
4/18/2013	Info Fm Prmt	EMK	Ellen K
4/29/2009	Measured	197	PATRIOT
3/20/2000	Entry Denied	197	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	197	PATRIOT
4/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5322		Sq. Ft.	Site		0	80.	1.09	1									463,729						463,700	

Total AC/HA: 0.12218 | Total SF/SM: 5322 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 463,729 | Spl Credit | Total: 463,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.99710739
Const Adj.:	0.98000199
Adj $ / SQ:	166.118
Other Features:	117500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	684562
Depreciation:	73933
Depreciated Total:	610629

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

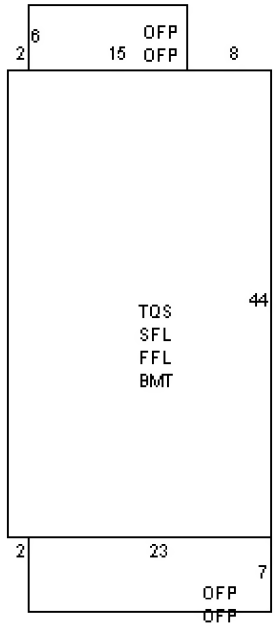
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	166.12
Special Features:	0	Val/Su Net:	131.96
Final Total:	610600	Val/Su SzAd	201.85

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	49.840	54,819
FFL	First Floor	1,100	166.120	182,730
SFL	Second Floor	1,100	166.120	182,730
TQS	3/4 Story	825	166.120	137,048
OFP	Open Porch	502	19.390	9,734

Net Sketched Area:	4,627			Total:	567,061
Size Ad	3025	Gross Are	4902	FinArea	3025

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 005.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	F	FR	1924	19.13	T	50	104			3,800			3,800

More:	N	Total Yard Items:	3,800	Total Special Featues:		Total:	3,800